

**ZB# 03-12**

**Alexander Couzis**

**80-8-18**

03-12

ALEXANDER COUZIS  
108 SHAKER CT.

(80-4-18)  
INTERPRETATION

ZBA  
**APPROVED**  
6/2/2003

## APPLICATION FEE (DUE AT TIME OF FILLING OF APPLICATION)

FILE # 03-12 TYPE: AREA \_\_\_\_\_ USE Interpret.APPLICANT: Alexander Cousin  
108 Shaker Ct.  
New Windsor, NY  
TELE: 569-9695RESIDENTIAL: \$ 50.00 CHECK # \_\_\_\_\_  
COMMERCIAL: \$ 150.00 CHECK # \_\_\_\_\_  
INTERPRETATION: \$ 150.00 CHECK # PdESCROW: ~~\$500.00~~ CHECK # 2561  
300.00DISBURSEMENTS:

	MINUTES \$4.50 PER PAGE	ATTORNEY FEES \$35.00 / MEETING
PRELIM..... <u>3/10/03</u> .....	\$ <u>9.00</u>	\$ <u>35.00</u>
2 <sup>ND</sup> PRELIM.....	_____	_____
3 <sup>RD</sup> PRELIM.....	_____	_____
PUB HEARING..... <u>4/1/03</u> .....	\$ <u>9.00</u>	\$ <u>35.00</u>
PUB HEARING (CON'T)...	_____	_____
TOTAL	\$ <u>18.00</u>	\$ <u>70.00</u>

OTHER CHARGES:..... \$ \_\_\_\_\_

• • • • •

ESCROW POSTED: \$ 300.00  
AMOUNT DUE: \$ \_\_\_\_\_  
REFUND DUE: \$ 212.00L.R.  
6/9/03



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4695

## OFFICE OF THE ZONING BOARD OF APPEALS

June 24, 2003

Mr. Alexander Couzis  
108 Village Square - PMB 313  
Sommers, NY 10589

SUBJECT: VARIANCE #03-12

Dear Mr. Couzis:

Please find enclosed two copies of the Formal Decision for your case before the Zoning Board of Appeals. Please keep these copies in your records for future reference if needed.

If you are in need of any further assistance or have any questions in this matter, please feel free to contact me at the above number.

Very truly yours,

\_\_\_\_\_  
Myra Mason, Secretary to the  
NEW WINDSOR ZONING BOARD

MLM:mlm

*Sent 6/24*

-----X  
In the Matter of the Application of

**ALEXANDER COUZIS**

MEMORANDUM OF  
DECISION GRANTING

**INTERPRETATION**

CASE #03-12  
-----X

**WHEREAS, Alexander Couzis**, owners of 108 Shaker Court North, New Windsor, New York, 12553, has made application before the Zoning Board of Appeals for a/an Interpretation of residence as a single-family home with two kitchens in a CL Zone; and

**WHEREAS**, a public hearing was held on the April 14th, 2003 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

**WHEREAS**, the Applicant appeared on behalf of this Application; and

**WHEREAS**, there were one spectator appearing at the public hearing; and

**WHEREAS**, no one spoke in favor of or in opposition to the Application; and

**WHEREAS**, a decision was made by the Zoning Board of Appeals on the date of the public hearing granting the application; and

**WHEREAS**, the Zoning Board of Appeals of the Town of New Windsor sets forth the following findings in this matter here memorialized in furtherance of its previously made decision in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.
2. The Evidence presented by the Applicant showed that:
  - (a) The property is a single-family residential property located in a neighborhood of single-family residential properties.
  - (b) There is a sink and cabinets in the laundry in the basement of the house but, no stove or other additional kitchen equipment.
  - (c) It appears that the place where the sink is located is a laundry room.

- (d) The house is a single-family home, has always been a single-family home and shall remain a single-family home. The house contains no separately rentable space.
- (e) The house is serviced by a single electric meter, single telephone service and a single heating unit.

**WHEREAS,** The Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law here memorialized in furtherance of its previously made decision in this matter:

1. The property is a single-family residence.
2. The presence of a sink and cabinets in the property does not make it a two-family residence and it remains a single-family residence, not containing any unit appropriate for rental.

**NOW, THEREFORE, BE IT**

**RESOLVED,** that the Zoning Board of Appeals of the Town of New Windsor GRANT a request for an Interpretation of a single-family residence with two kitchens in a CL Zone, as sought by the Applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

**BE IT FURTHER**

**RESOLVED,** that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and Applicant.

Dated: June 2, 2003

  
Chairman

**TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS  
OFFICE  
845-563-4615**

**MEMORANDUM**

**TO: LARRY REIS, COMPTROLLER**  
**FROM: MYRA MASON, SECRETARY TO THE ZONING BOARD**  
**DATE: JUNE 9, 2003**  
**SUBJECT: CLOSE OUT ESCROW - #03-12**

**PLEASE ISSUE A CHECK IN THE AMOUNT OF \$ 212.00 TO CLOSE OUT  
ESCROW FOR:**

**ZBA FILE #03-12**

**NAME: ALEXANDER COUZIS**

**ADDRESS: 108 VILLAGE SQUARE - PMB 313**

**SOMMERS, NY 10589**

**THANK YOU,**

**MYRA**

6/9/03  
L.F.

PUBLIC HEARINGS

ALEXANDER COUZIS (#03-12)

Mr. Alexander Couzis appeared before the board for this proposal.

MR. KANE: Request for interpretation of residence as a single-family with two kitchens at 108 Shaker Court North in a CL zone.

MR. KANE: Tell us what you want to do and why you're here.

MR. COUZIS: We were finishing the basement of our house on 108 Shaker Court North following all the rules, had the electric inspection before the closing and then it came time for the final inspection after we got the electrician's final inspection and the Town Engineer, the Town Inspector mentioned the fact that because there was a sink and cabinets in the laundry room that we needed to state in a public hearing there's no intention that the laundry room will be used as a second kitchen that would set the house up for a two family house. That's never been the intention, we finished the laundry room with a sink instead of a usual slop sink primarily for space and to make it look nice, that was the intention.

MR. KANE: There's no second gas meter or electric meter coming into the home?

MR. COUZIS: No.

MR. MC DONALD: Just a laundry room?

MR. COUZIS: Exactly. We put a stainless steel sink instead of a slop sink across from the washing machine and the cabinets so at the time we could put laundry and detergents, et cetera.

MR. KRIEGER: So it's a single family home and will always be a single family home?

MR. COUZIS: That's the intention.



MR. KRIEGER: Bought it that way and you operate it that way?

MR. COUZIS: Yes.

MR. KANE: There are a couple people in the audience for a public portion so we'll go ahead and open it up to the public. If anybody has any questions about this case whatsoever?

MR. O'HARE: James T. O'Hare, 9 Shaker Court, New Windsor. Wanted to make sure it's going to stay a single family house and was it going to be a double.

MR. KANE: Thank you. And nobody else has anything to say? Okay, on that, we'll close the public portion of the hearing, bring it back to the board.

MR. RIVERA: How many notices were sent?

MS. MASON: On March 17, 27 notices were mailed out.

MR. KANE: Any further questions, gentlemen?

MR. RIVERA: No.

MR. MC DONALD: Accept a motion?

MR. KANE: Yes.

MR. MC DONALD: Make a motion we grant Mr. Couzis his request for interpretation of a residence as a single family dwelling and intends to keep it that way at 108 Shaker Court.

MR. RIVERA: Second it.

ROLL CALL

MR. RIVERA	AYE
MR. REIS	AYE
MR. MC DONALD	AYE
MR. KANE	AYE



RESULTS OF Z.B. MEETING OF:

April 17, 2003

PROJECT: Alexander Cousis

ZBA # 03-12

P.B.#



USE VARIANCE:

NEED: EAF

PROXY

LEAD AGENCY: M) S) VOTE: A N

RIVERA

MCDONALD

REIS

KANE

TORLEY

CARRIED: Y N

NEGATIVE DEC: M) S) VOTE: A N

RIVERA

MCDONALD

REIS

KANE

TORLEY

CARRIED: Y N

PUBLIC HEARING: M) S) VOTE: A N

RIVERA

MCDONALD

REIS

KANE

TORLEY

CARRIED: Y N

APPROVED: M) S) VOTE: A N

RIVERA

MCDONALD

REIS

KANE

TORLEY

CARRIED: Y N

ALL VARIANCES - PRELIMINARY APPEARANCE:

SCHEDULE PUBLIC HEARING:

M) S)

VOTE: A N

RIVERA

MCDONALD

REIS

KANE

TORLEY

CARRIED: Y N

PUBLIC HEARING:

STATEMENT OF MAILING READ INTO MINUTES

VARIANCE APPROVED:

M) M S) R VOTE: A 4 N 0

RIVERA

MC DONALD

REIS

KANE

~~TORLEY~~

A  
A  
A  
A  
  

CARRIED: Y ☒ N

No second meter -

James - 9 Shaker Ct.

OFFICE OF THE BUILDING INSPECTOR  
TOWN OF NEW WINDSOR  
ORANGE COUNTY, NEW YORK

**COPY**

**NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION**

**APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT (845) 563-4615 TO MAKE AN APPOINTMENT WITH THE ZONING BOARD OF APPEALS.**

DATE: February 24, 2003

APPLICANT: ALEXANDER COUZIS  
108 SHAKER COURT N.  
NEW WINDSOR, NY 12553

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: February 24, 2003

FOR : Existing finished basement

LOCATED AT: 108 Shaker Court N.

ZONE: CL

DESCRIPTION OF EXISTING SITE: SBL# 80-8-18

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. Existing finished basement with 2<sup>nd</sup> kitchen will create a two (2) family house. This is not permitted in a CL Zone.

  
BUILDING INSPECTOR

PERMITTED

PROPOSED OR  
AVAILABLE:

VARIANCE  
REQUEST:

ZONE: CL      USE: One family  
                 A - Bulk Tables

MIN. LOT AREA:

MIN LOT WIDTH:

REQ=D.. FRONT YD:

REQ=D. SIDE YD:

REQD. TOTAL SIDE YD:

REQ=D REAR YD:

REQ=D FRONTAGE:

MAX. BLDG. HT.:

FLOOR AREA RATIO:

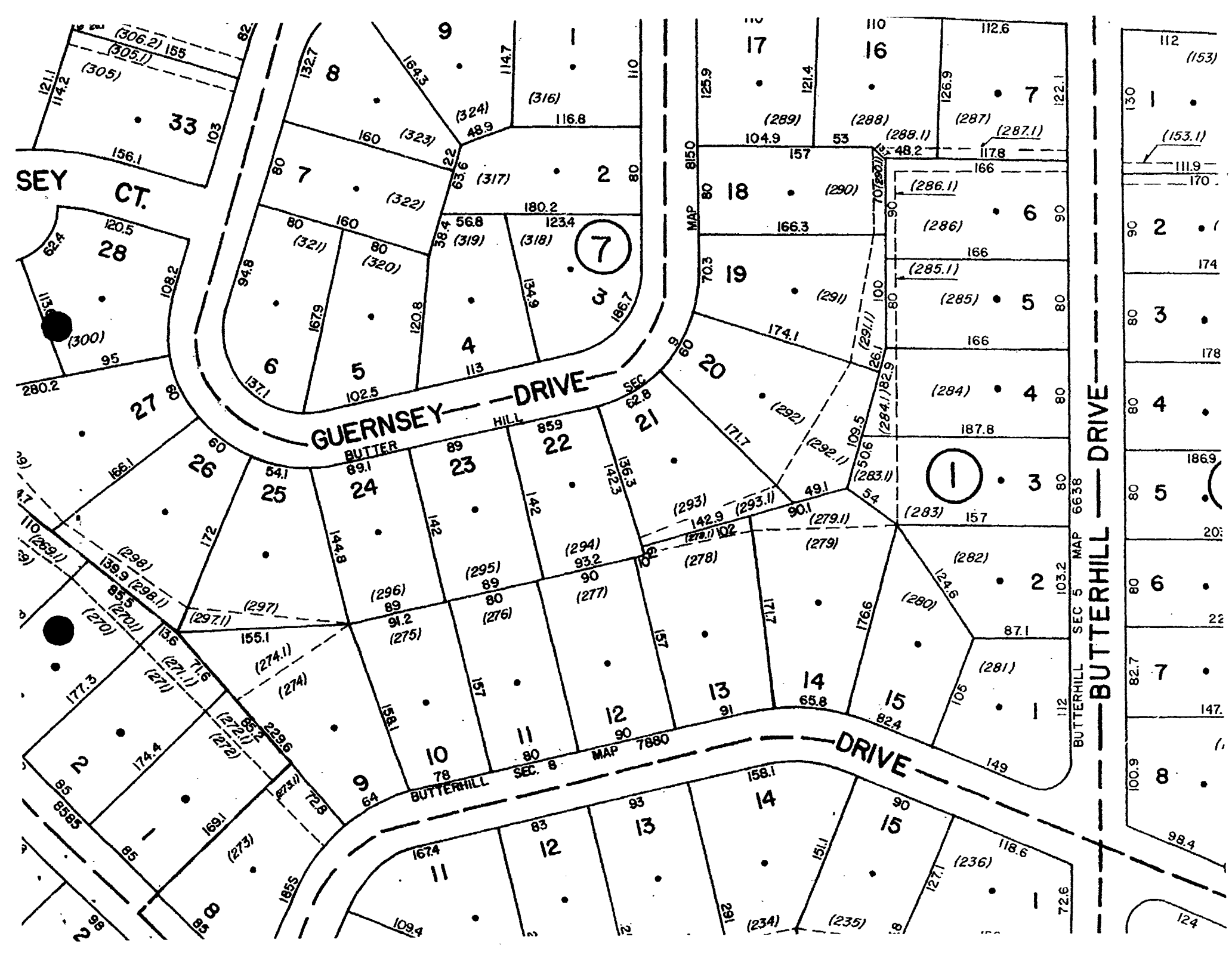
MIN. LIVABLE AREA:

DEV. COVERAGE:

cc: Z.B.A., APPLICANT, FILE ,W/ ATTACHED MAP

03-12

COBA



PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS  
**IMPORTANT**  
YOU MUST CALL FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION

Other inspections will be made in most cases but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections it has not been approved and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

1. When excavating is complete and footing forms are in place (before pouring.)
2. Foundation inspection. Check here for waterproofing and footing drains.
3. Inspect gravel base under concrete floors and under slab plumbing.
4. When framing, rough plumbing, rough electric and before being covered.
5. Insulation.
6. Final inspection for Certificate of Occupancy. Have on hand electrical inspection data and final certificate to be completed at this time. Well water test required and engineer's certification letter for septic system required.
7. Driveway inspection must meet approval of Town Highway Superintendent. A driveway bond may be required.
8. \$50.00 charge for any site that calls for the inspection twice.
9. Call 24 hours in advance, with permit number, to schedule inspection.
10. There will be no inspections unless yellow permit card is posted.
11. Sewer permits must be obtained along with building permits for new houses.
12. Septic permit must be submitted with engineer's drawing and perc test.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and here is no fee for this.

**RECEIVED**

FEB 19 2003

**BUILDING DEPARTMENT**

FOR OFFICE USE ONLY:  
Building Permit #: 2003-103

**AFFIDAVIT OF OWNERSHIP AND/OR CONTRACTOR'S COMP & LIABILITY INSURANCE CERTIFICATE IS  
REQUIRED BEFORE THE BUILDING PERMIT APPLICATION WILL BE ACCEPTED AND/OR ISSUED**

PLEASE PRINT CLEARLY - FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

Owner of Premises ALEXANDER COUZIS

Address 108 SHAKER COURT NORTH

Phone # (845) 569-9695

Mailing Address \_\_\_\_\_

Fax # \_\_\_\_\_

Name of Architect \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

Name of Contractor \_\_\_\_\_

Address \_\_\_\_\_ Phone \_\_\_\_\_

State whether applicant is owner, lessee, agent, architect, engineer or builder \_\_\_\_\_

If applicant is a corporation, signature of duly authorized officer \_\_\_\_\_

(Name and title of corporate officer)

1. On what street is property located? On the \_\_\_\_\_ side of Shaker Ct. N.  
(N, S, E or W)  
and \_\_\_\_\_ feet from the intersection of \_\_\_\_\_

2. Zone or use district in which premises are situated \_\_\_\_\_ Is property a flood zone? Y \_\_\_\_\_ N \_\_\_\_\_

3. Tax Map Description: Section 80 Block 8 Lot 18

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.

a. Existing use and occupancy \_\_\_\_\_ b. Intended use and occupancy \_\_\_\_\_

5. Nature of work (check if applicable) ☐ New Bldg. ☐ Addition ☐ Alteration ☐ Repair ☐ Removal ☐ Demolition ☒ Other

6. Is this a corner lot? NO

renewal of Bt 1992 finished basement

7. Dimensions of entire new construction. Front \_\_\_\_\_ Rear \_\_\_\_\_ Depth \_\_\_\_\_ Height \_\_\_\_\_ No. of stories \_\_\_\_\_

8. If dwelling, number of dwelling units: \_\_\_\_\_ Number of dwelling units on each floor \_\_\_\_\_

Number of bedrooms \_\_\_\_\_ Baths \_\_\_\_\_ Toilets \_\_\_\_\_ Heating Plant: Gas \_\_\_\_\_ Oil \_\_\_\_\_

Electric/Hot Air \_\_\_\_\_ Hot Water \_\_\_\_\_ If Garage, number of cars \_\_\_\_\_

9. If business, commercial or mixed occupancy, specify nature and extent of each type of use \_\_\_\_\_

10. Estimated cost \_\_\_\_\_

Fee

\$50

C# 2557

**PAID**

03-12

**COPY**

date

**APPLICATION FOR BUILDING PERMIT**  
**TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK**  
Pursuant to New York State Building Code and Town Ordinances

**Building Inspector: Michael L. Babcock**  
**Asst. Inspectors: Frank Lal & Louis Krychew**  
New Windsor Town Hall  
555 Union Avenue  
New Windsor, New York 12553  
(845) 563-4618  
(845) 563-4695 FAX

Bldg Insp Examined \_\_\_\_\_  
Fire Insp Examined \_\_\_\_\_  
Approved \_\_\_\_\_  
Disapproved \_\_\_\_\_  
Permit No. \_\_\_\_\_

**INSTRUCTIONS**

- A. This application must be completely filled in by typewriter or in ink and submitted to the Building Inspector.
- B. Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram, which is part of this application.
- C. This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- D. The work covered by this application may not be commenced before the issuance of a Building Permit.
- E. Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- F. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions, or alterations, or for removal or demolition or use of property as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

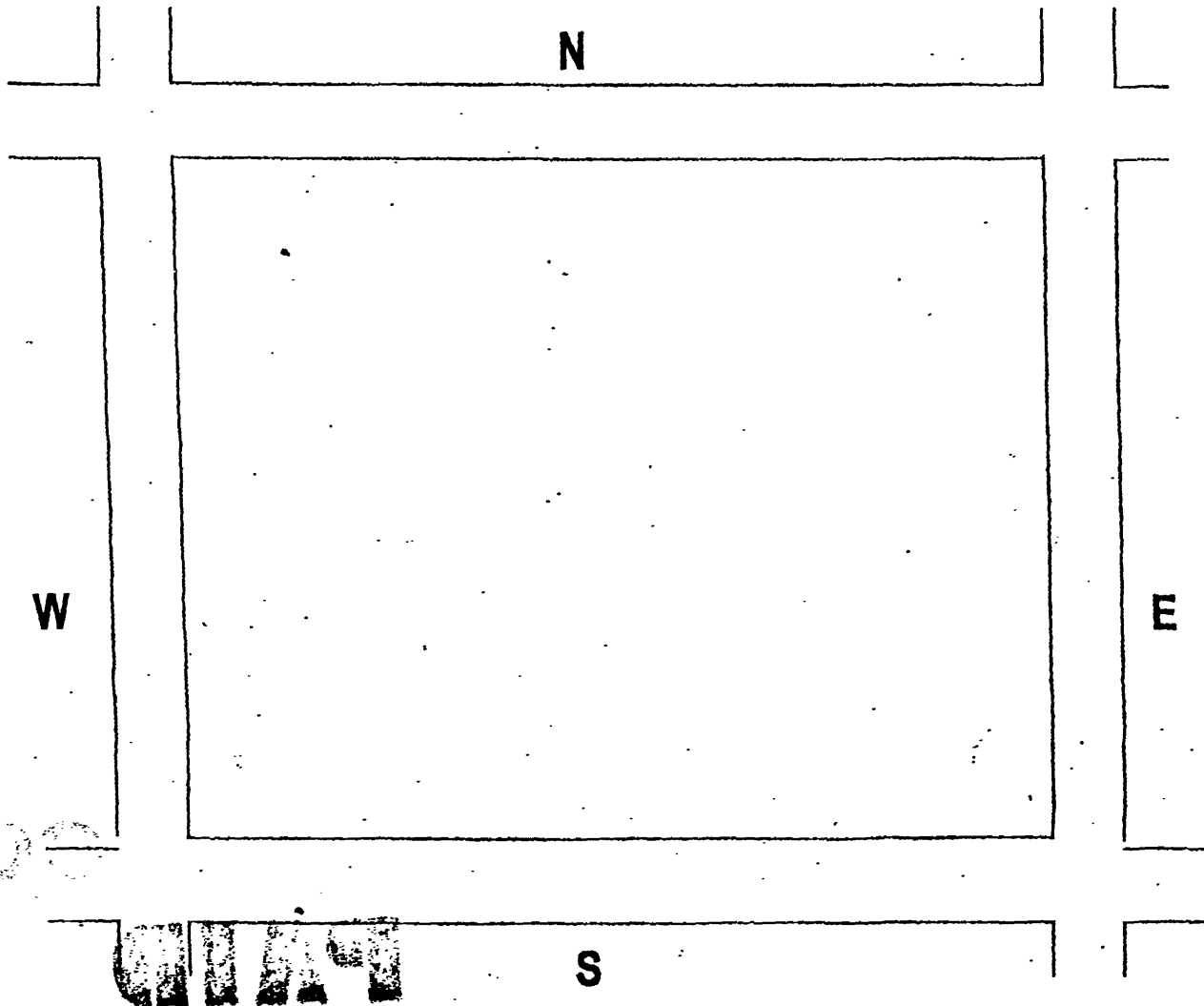
(Signature of Applicant)

(Address of Applicant)

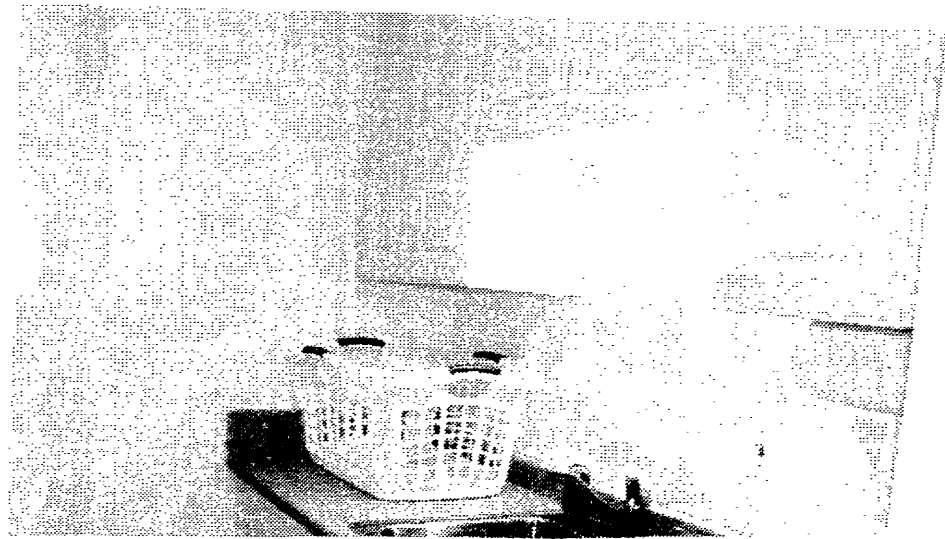


**PLOT PLAN**

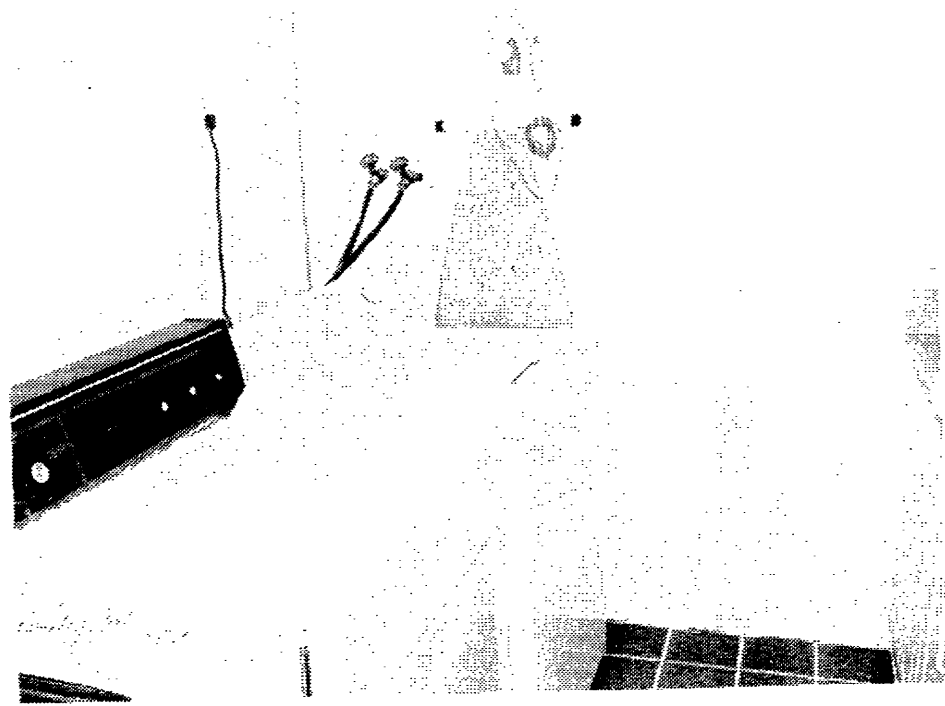
**NOTE:** Locate all buildings and indicate all set back dimensions. Applicant must indicate the building line or lines clearly and distinctly on the drawings.



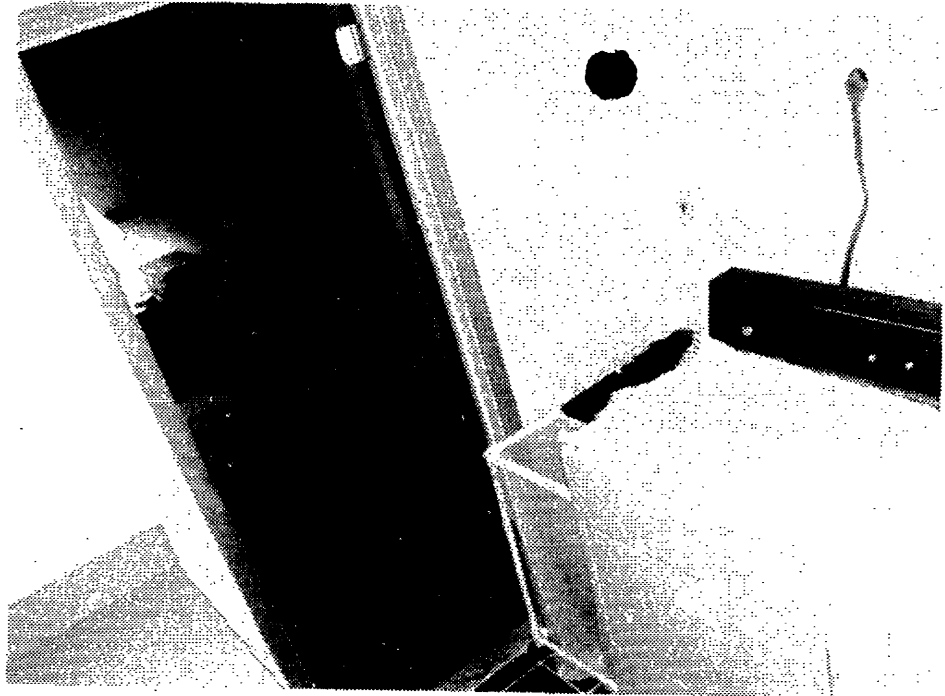
Laundry Room, Int and  
New Head



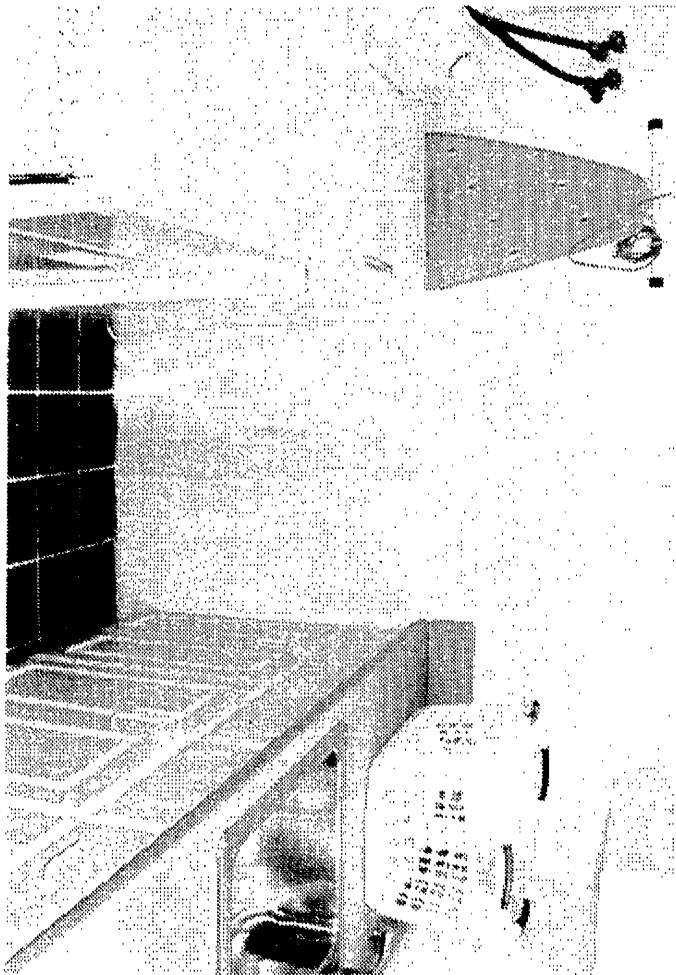
Laundry Room, Water & Gas  
New Head



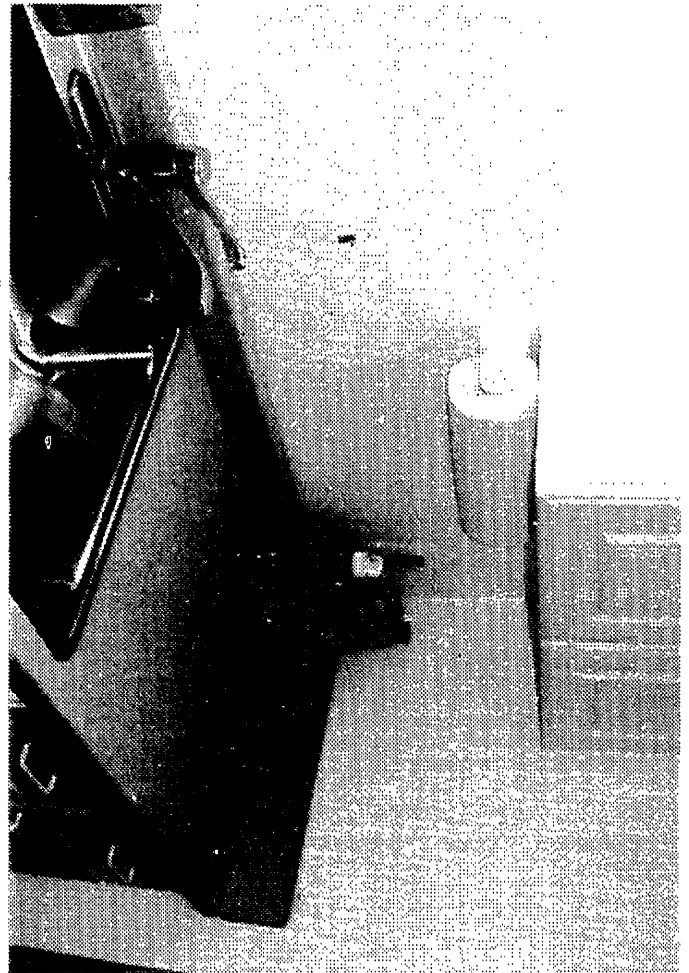
Laundry Room, Pyer and  
New Head



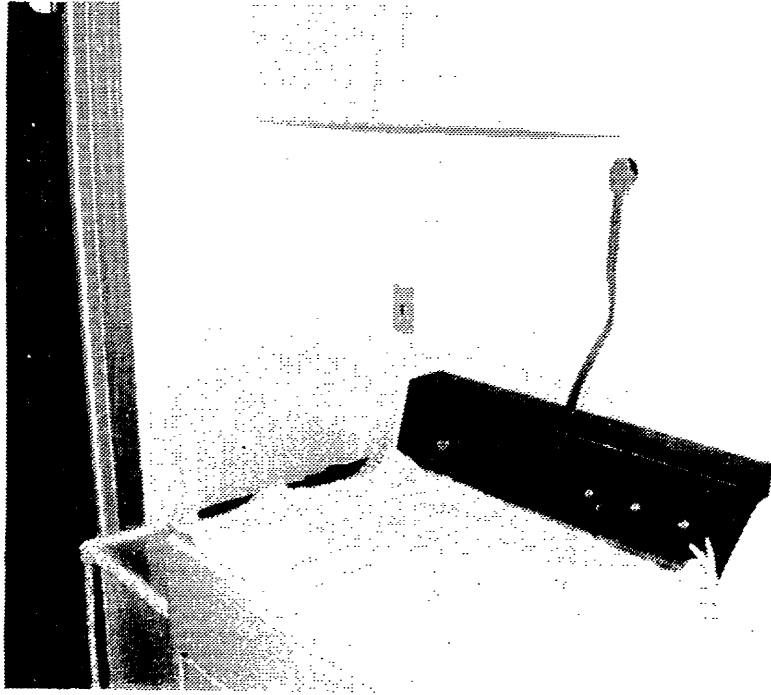
Couzis, Laundry Room, Lengthwise View



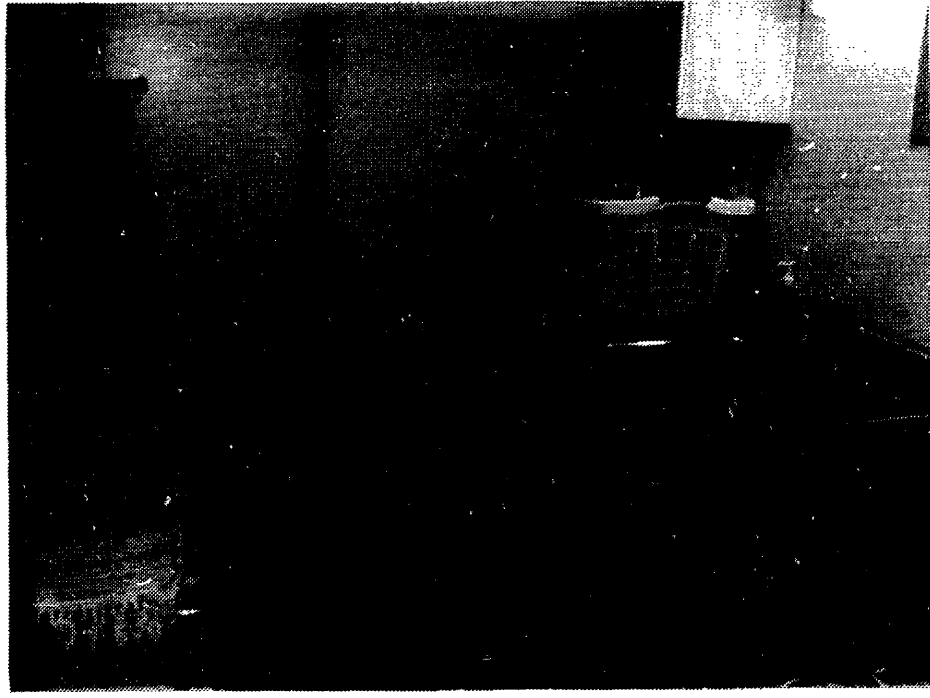
Couzis, Laundry Room, Sink + Counter Top View



Laundry Room, Dryer and  
View



Laundry Room, Lengthwise  
View



**ZONING BOARD OF APPEALS: TOWN OF NEW WINDSOR  
COUNTY OF ORANGE: STATE OF NEW YORK**

-----X

In the Matter of the Application for Variance of

ALEXANDER COUZIS

AFFIDAVIT OF  
SERVICE  
BY MAIL

#03-12

----- X

STATE OF NEW YORK )

) SS:

COUNTY OF ORANGE )

MYRA L. MASON, being duly sworn, deposes and says:

That I am not a party to the action, am over 18 years of age and reside at 67 Bethlehem Road, New Windsor, NY 12553.

That on the 17TH day of **MARCH**, 2003, I compared the 27 addressed envelopes containing the Public Hearing Notice pertinent to this case with the certified list provided by the Assessor's Office regarding the above application for a variance and I find that the addresses are identical to the list received. I then placed the envelopes in a U.S. Depository within the Town of New Windsor.

Sworn to before me this

Myra L. Mason  
Myra L. Mason, Secretary

17<sup>th</sup> day of March, 2003

[Signature]  
Notary Public

JENNIFER MEAD  
Notary Public, State Of New York  
No. 01ME6050024  
Qualified In Orange County  
Commission Expires 10/30/ 2006

**PUBLIC HEARING NOTICE**  
**ZONING BOARD OF APPEALS**  
**TOWN OF NEW WINDSOR**

**PLEASE TAKE NOTICE** that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing pursuant to Section 48-34A of the Zoning Local Law on the following Proposition:

**Appeal No. 03-12**

**Request of ALEXANDER COUZIS**

**for an INTERPRETATION of the Zoning Local Law to Permit:**

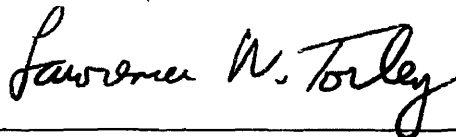
**Existing single-family home with two kitchens to remain as single-family home;**

**Being an INTERPRETATION for property located at:**

**108 SHAKER COURT NORTH  
NEW WINDSOR, NY**

**Known and designated as tax map Section 80 Block 1 Lot 18**

**PUBLIC HEARING will take place on APRIL 14<sup>TH</sup>, 2003 at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York beginning at 7:30 P.M.**



---

**Chairman**



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4631  
Fax: (845) 563-4693

## Assessors Office

March 12, 2003

Alexander Couzis  
108 Shaker Court North  
New Windsor, NY 12553

Re: 80-8-18

Dear Mr. Couzis

According to our records, the attached list of property owners are within five hundred (500) feet of the above referenced property.

The charge for this service is \$45.00, minus your deposit of \$25.00.

Please remit the balance of \$20.00 to the Town Clerk's Office.

Sincerely,

*J. Todd Wiley*



J. Todd Wiley  
Sole Assessor

JTW/jjl  
Attachments

CC: Myra Mason, ZBA

(27)  
mailed  
3/17/03

- ✓ 80-6-4  
Pauline Pullano  
3 Shaker Court  
New Windsor, NY 12553
- ✓ 80-6-5  
Vincent D. & Sandra L. Arcaro  
5 Shaker Court  
New Windsor, NY 12553
- ✓ 80-6-6  
Cornelius J. & Deemichele Shea  
7 Shaker Court  
New Windsor, NY 12553
- ✓ 80-6-7  
James T. & Mary Ann O'Hare  
9 Shaker Court  
New Windsor, NY 12553
- ✓ 80-6-8  
Rafael E. Villafane  
11 Shaker Court  
New Windsor, NY 12553
- ✓ 80-6-9  
Errol Foschini  
13 Shaker Court  
New Windsor, NY 12553
- ✓ 80-6-10  
Howard & Kathleen Stone  
15 Shaker Court  
New Windsor, NY 12553
- ✓ 80-6-11  
Patricia B. Genung  
17 Shaker Court  
New Windsor, NY 12553
- ✓ 80-8-7  
Theresia & Kenneth W. Craig  
112 Creamery Dr.  
New Windsor, NY 12553
- ✓ 80-8-8  
Robert H. & Patricia A. Izer  
127 Creamery Dr.  
New Windsor, NY 12553
- ✓ 80-8-9  
Cole C. Kingseed  
125 Creamery Dr.  
New Windsor, NY 12553
- ✓ 80-8-10  
Jermaine Lloyd  
123 Creamery Dr.  
New Windsor, NY 12553
- ✓ 80-8-11  
Warren Kemble  
2 Shaker Court  
New Windsor, NY 12553
- ✓ 80-8-12  
Ronald & Marie A. Cabrera  
P.O. Box 4635  
New Windsor, NY 12553
- ✓ 80-8-13  
Mark N. & Shella J. Larkritz  
6 Shaker Court  
New Windsor, NY 12553
- ✓ 80-8-14  
William P. & Theresa Martin  
8 Shaker Court  
New Windsor, NY 12553
- ✓ 80-8-15  
Livingston Kuo & Susan Miaw-Hwa  
102 Shaker Court North  
New Windsor, NY 12553
- ✓ 80-6-16  
Wing & Lois Seto  
104 Shaker Court North  
New Windsor, NY 12553
- ✓ 80-8-17  
Autavis & Laura Graham  
106 Shaker Court North  
New Windsor, NY 12553
- ✓ 80-8-19  
John J. & Angela K. Turner  
107 Shaker Court North  
New Windsor, NY 12553
- ✓ 80-8-20  
Michael S. & Patricia A. Kane  
105 Shaker Court North  
New Windsor, NY 12553
- ✓ 80-8-21  
Enrique Reynoso & Amalia Coe-Reynoso  
103 Shaker Court North  
New Windsor, NY 12553
- ✓ 80-8-22  
Thomas M. & Kathleen A. Hannon  
101 Shaker Court North  
New Windsor, NY 12553
- ✓ 80-8-23  
Dominick Irmgard Cossavella  
14 Shaker Court  
New Windsor, NY 12553
- ✓ 37-1-48  
Church of St. Helena  
P.O. Box 426  
Vails Gate, NY 12584
- ✓ 37-1-49  
McQuade Foundation  
P.O. Box 4064  
New Windsor, NY 12553
- ✓ 37-1-63  
Order of St. Helena  
P.O. Box 426  
Vails Gate, NY 12584



# **TOWN OF NEW WINDSOR** **REQUEST FOR NOTIFICATION LIST**

DATE: 03-11-03 PROJECT NUMBER: ZBA# 03-12 P.B. # \_\_\_\_\_

APPLICANT NAME: ALEXANDER COUZIS

PERSON TO NOTIFY TO PICK UP LIST:

ALEXANDER COUZIS  
108 SHAKER COURT NORTH  
NEW WINDSOR, NY 12553

TELEPHONE: 569-9695

TAX MAP NUMBER: SEC. 80 BLOCK 1 LOT 18  
SEC. \_\_\_\_\_ BLOCK \_\_\_\_\_ LOT \_\_\_\_\_  
SEC. \_\_\_\_\_ BLOCK \_\_\_\_\_ LOT \_\_\_\_\_

PROPERTY LOCATION: 108 SHAKER COURT NORTH  
NEW WINDSOR, NY

THIS LIST IS BEING REQUESTED BY:

NEW WINDSOR PLANNING BOARD: \_\_\_\_\_

SITE PLAN OR SUBDIVISION: (ABUTTING AND ACROSS ANY STREET) \_\_\_\_\_

SPECIAL PERMIT ONLY: (ANYONE WITHIN 500 FEET) \_\_\_\_\_

AGRICULTURAL DISTRICT:  
(ANYONE WITHIN THE AG DISTRICT WHICH IS WITHIN 500'  
OF SITE PLAN OR SUBDIVISION PROJECT) \_\_\_\_\_

❖ ❖

NEW WINDSOR ZONING BOARD XX

LIST WILL CONSIST OF ALL PROPERTY WITHIN 500 FEET OF PROJECT XX

❖ ❖

AMOUNT OF DEPOSIT: \$25.00 CHECK NUMBER: 2560

TOTAL CHARGES: \_\_\_\_\_



RESULTS OF Z.B.A. MEETING OF: March 10, 2003

PROJECT: Alexander Couzis ZBA # 03-12  
P.B.#

**P.B.#**

**USE VARIANCE:      NEED: EAF \_\_\_\_\_ PROXY \_\_\_\_\_**

LEAD AGENCY: M)\_\_\_\_\_S)\_\_\_\_\_ VOTE: A\_\_\_\_N\_\_\_\_\_  
RIVERA \_\_\_\_\_  
MCDONALD \_\_\_\_\_ CARRIED: Y\_\_\_\_N\_\_\_\_\_  
REIS \_\_\_\_\_  
KANE \_\_\_\_\_  
TORLEY \_\_\_\_\_

**NEGATIVE DEC:** M) \_\_\_\_\_ S) \_\_\_\_\_ VOTE: A \_\_\_\_\_ N \_\_\_\_\_  
RIVERA \_\_\_\_\_  
MCDONALD \_\_\_\_\_ CARRIED: Y \_\_\_\_\_ N \_\_\_\_\_  
REIS \_\_\_\_\_  
KANE \_\_\_\_\_  
TORLEY \_\_\_\_\_

**PUBLIC HEARING:** M)\_\_\_\_\_ S)\_\_\_\_\_ VOTE: A\_\_\_ N\_\_\_  
 RIVERA \_\_\_\_\_  
 MCDONALD \_\_\_\_\_ CARRIED: Y\_\_\_ N\_\_\_  
 REIS \_\_\_\_\_  
 KANE \_\_\_\_\_  
 TORLEY \_\_\_\_\_

**APPROVED:** M)\_\_\_\_S)\_\_\_\_ VOTE: A\_\_\_\_ N\_\_\_\_  
RIVERA \_\_\_\_\_  
MCDONALD \_\_\_\_\_ CARRIED: Y\_\_\_\_ N\_\_\_\_  
REIS \_\_\_\_\_  
KANE \_\_\_\_\_  
TORLEY \_\_\_\_\_

**ALL VARIANCES - PRELIMINARY APPEARANCE:**

**SCHEDULE PUBLIC HEARING:**

RIVERA	<u>A</u>	M) <u>K</u> S) <u>R</u>	VOTE: A <u>4</u> N <u>0</u>
<del>MCDONALD</del>	<u>  </u>		
REIS	<u>A</u>		
KANE	<u>A</u>	CARRIED: Y <u>✓</u> N <u>  </u>	
TORLEY	<u>A</u>		

**PUBLIC HEARING: STATEMENT OF MAILING READ INTO MINUTES\_\_\_\_\_**

**VARIANCE APPROVED:** M)\_\_\_ S)\_\_\_ VOTE: A\_\_\_ N\_\_\_.

**RIVERA** \_\_\_\_\_  
**MC DONALD** \_\_\_\_\_  
**REIS** \_\_\_\_\_  
**KANE** \_\_\_\_\_  
**TORLEY** \_\_\_\_\_

**CARRIED: Y\_\_\_\_\_N\_\_\_\_\_.**

[illegible]

ALEXANDER COUZIS #03-12

Mr. Alexander Couzis appeared before the board for this proposal

MR. TORLEY: Request for interpretation of residence as a single-family with two kitchens at 108 Shaker Court North in a CL zone.

MR. COUZIS: Good evening, we have a bi-level house in the Butternut Estates development and we finished the basement, the basement has a family room, bathroom and what is a laundry room and the laundry room we installed a kitchen sink and cabinetry not for the purpose of ever using that as a kitchen, basically to provide space for storage. So when the inspector came in to get the final inspection underway, he suggested that it becomes publicly aware that the intention for this room is not to be used as a kitchen but purely as a laundry room in case ever the issue comes up, rent the basement or something along those lines, which is fully understandable.

MR. KANE: No questions. He lives across the street, I know him.

MR. TORLEY: Gentlemen, if you have no other questions.

MR. KANE: Pretty straightforward.

MR. TORLEY: We're trying to make sure this is squared up, we appreciate that. By going through the public hearing on the interpretation, what you will be doing then is in essence affirming that this is a single family house and will remain a single family house and that will bind any subsequent owners of that house.

MR. COUZIS: Understood.

MR. KANE: During the public hearing, you'll be asked a couple more questions more so than what you have been asked today.

MR. COUZIS: Okay.

March 10, 2003

7

MR. REIS: If you can supply pictures of the house, it would be helpful.

MR. TORLEY: They're already in here.

MR. TORLEY: It's clearly a laundry sink.

MR. REIS: Just for the record.

MR. TORLEY: Gentlemen?

MR. REIS: Accept a motion?

MR. TORLEY: Yes, sir.

MR. KANE: I move that we set up Alex Couzis for a public hearing on his requested variance at 108 Shaker Court.

MR. RIVERA: Second it.

ROLL CALL

MR. RIVERA	AYE
MR. REIS	AYE
MR. KANE	AYE
MR. TORLEY	AYE



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4695

## ZONING BOARD OF APPEALS

April 9, 2003

Mr. Alexander Couzis  
108 Shaker Court North  
New Windsor, NY 12553

SUBJECT: PUBLIC HEARING

Dear Mr. Couzis:

This is just a reminder that your Public Hearing before the Zoning Board of Appeals for your requested variance at:

108 Shaker Court North  
New Windsor, NY

is scheduled for the April 14th, 2003 agenda.

This meeting starts at 7:30 p.m. and is held in the Town Meeting Room at Town Hall. If you have any questions or concerns in this matter, please feel free to contact me.

Very truly yours,

Myra Mason, Secretary  
Zoning Board of Appeals

MLM:mlm

**Town of New Windsor**  
555 Union Avenue  
New Windsor, NY 12553  
(845) 563-4611

**RECEIPT**  
**#208-2003**

**03/05/2003**

**Couzis, Alexander & Mary**

**Received \$ 150.00 for Zoning Board Fees, on 03/05/2003. Thank you for  
stopping by the Town Clerk's office.**

**As always, it is our pleasure to serve you.**

**Deborah Green**  
**Town Clerk**

**TOWN OF NEW WINDSOR**  
**ZONING BOARD OF APPEALS**

**RECEIPT OF ESCROW RECEIVED:**

DATE RECEIVED: 03-05-03

FOR: **ESCROW**

FROM: **ALEXANDER COUZIS**

**108 SHAKER COURT**

**NEW WINDSOR, NY 12553**

CHECK NUMBER: **2561**

AMOUNT: **\$500.00**

RECEIVED AT COMPTROLLER'S OFFICE BY:

  
\_\_\_\_\_  
NAME

3/5/07  
\_\_\_\_\_  
DATE

PLEASE RETURN SIGNED COPY TO MYRA FOR FILING

THANK YOU



TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE



3/5/2003

Date

Application Type: Use Variance ☐ Area Variance ☐  
Sign Variance ☐ Interpretation ☒

I. Owner Information:

ALEXANDER COUZIS

(Name)

108 SHAKER COURT NORTH

(Address)

Phone Number: (845) 569-9895

Fax Number: (801) 340-7942

II. Purchaser or Lessee:

Phone Number: ( )

Fax Number: ( )

(Name)

(Address)

III. Attorney:

Phone Number: ( )

Fax Number: ( )

(Name)

(Address)

IV. Contractor/Engineer/Architect/Surveyor/:

Phone Number ( )

Fax Number: ( )

(Name)

(Address)

V. Property Information:

Zone: \_\_\_\_\_ Property Address in Question: \_\_\_\_\_

Lot Size: ~1/3 Acre Tax Map Number: Section 80 Block 8 Lot 18

a. What other zones lie within 500 feet? \_\_\_\_\_

b. Is pending sale or lease subject to ZBA approval of this Application? \_\_\_\_\_

c. When was property purchased by present owner? November 1994

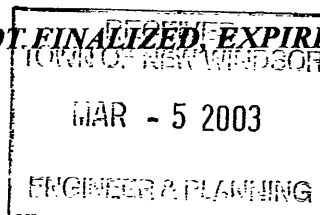
d. Has property been subdivided previously? \_\_\_\_\_ If so, When: \_\_\_\_\_

e. Has an Order to Remedy Violation been issued against the property by the Building/Zoning/Fire Inspector? \_\_\_\_\_

f. Is there any outside storage at the property now or is any proposed? No

\*\*\*\*PLEASE NOTE:\*\*\*\*

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.



03-12



**TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS**

**APPLICATION FOR VARIANCE - continued**

- IX. In making its determination, the ZBA shall take into consideration, among other aspects, the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. Also, whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) whether the benefit sought by the applicant can be achieved by some other method feasible for the applicant to pursue other than an area variance; (3) whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created.

After reading the above paragraph, please describe why you believe the ZBA should grant your application for an Area Variance:

The proposed variance will have not  
any impact on the neighborhood as described above.

---

---

---

---

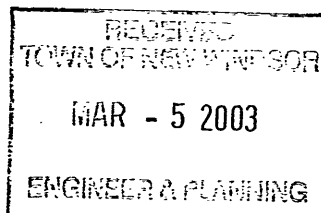
---

---

---

**PLEASE NOTE:**

**THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.**



**03-12**

**OWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS**

**APPLICATION FOR VARIANCE - continued**

**X. SIGN VARIANCE:**

- (a) Variance requested from New Windsor Zoning Local Law,  
Section \_\_\_\_\_, Supplementary Sign Regulations

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign #1	_____	_____	_____
Sign #2	_____	_____	_____
Sign #3	_____	_____	_____
Sign #4	_____	_____	_____

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversized signs.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- (c) What is total area in square feet of all signs on premises including signs on windows, face of building and freestanding signs \_\_\_\_\_?

**XI. INTERPRETATION:**

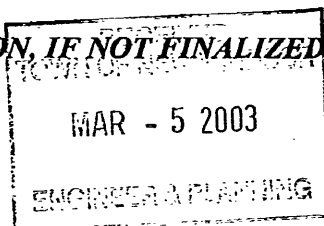
- (a) Interpretation requested of New Windsor Zoning Local Law,  
Section \_\_\_\_\_

- (b) Describe in detail the proposal before the Board:

The finished basement includes a laundry room  
that will never be used as a kitchen that  
would facilitate the creation of a two (2)  
family house. The purpose of the room is strictly  
as a LAUNDRY ROOM.

**PLEASE NOTE:**

**THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE  
OF SUBMITTAL.**



**03-12**

**XII. ADDITIONAL COMMENTS:**

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaped, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)
- 
- 
- 

**XIII. ATTACHMENTS REQUIRED:**

- ☐ Copy of contract of sale, lease or franchise agreement. Copy of deed and title policy.
- ☐ Copy of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot in question.
- ☐ Copies of signs with dimensions and location.
- ☐ Three checks: **(each payable to the TOWN OF NEW WINDSOR)**
- ☐ One in the amount of \$ 300.00 or 500.00 , (escrow)
- ☐ One in the amount of \$ 50.00 or 150.00 , (application fee)
- ☐ One in the amount of \$ 25.00 , (Public Hearing List Deposit)
- ☐ Photographs of existing premises from several angles.

**XIV. AFFIDAVIT.**

STATE OF NEW YORK)

) SS.:

COUNTY OF ORANGE )

The undersigned applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his/her knowledge or to the best of his/her information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance granted if the conditions or situation presented herein are materially changed.

Sworn to before me this:

5<sup>th</sup> day of March 2003.

  
JENNIFER MEAD  
Notary Public, State Of New York  
No. 01ME6050024  
Qualified In Orange County  
Commission Expires 10/30/2006

Signature and Stamp of Notary

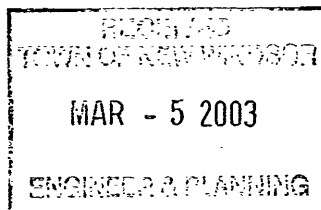
  
Owner's Signature (Notarized)

ALEXANDER COUZIS  
Owner's Name (Please Print)

\_\_\_\_\_  
Applicant's Signature (If not Owner)

PLEASE NOTE:

***THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.***



**03-12**